

DKM RANCH



71± Acres Hays County
Ranch Road 12
Wimberley, Texas

 Kuper
Sotheby's


DULLNIG
RANCH SALES



DESCRIPTION

This unique offering is one of the largest contiguous tracts available in this area. Located only 41± short miles south of downtown Austin and 5 min from historic Wimberley and its downtown historic shopping district, this ranch is being offered for sale for the first time in over 20 years. With established infrastructure, the use of the property is limitless. Over a quarter mile of frontage on RR 12 and three separate entrances offers prime development potential but with the beauty and privacy this property offers, it would make a great full time residence, weekend getaway, or business compound. This is a beautiful ranch property with great views, spectacular trees and a few wet weather creek drainages that meander through.



IMPROVEMENTS

The main house is nestled between several large Live Oak trees and when you are on the back porch you feel like you are in the middle of the country with extreme privacy and no noise pollution. The main house of 4,000± square feet has 4 bedrooms, 4.5 bathrooms plus a large living area, game room, TV/media room, spacious kitchen, 3 car garage and a beautiful back porch. A short walk from the main house is the 1st guest house which has 2 bedrooms and 1 bathroom. There are currently 2 manufactured homes on the property that can accommodate guests, provide rental income or even be used for offices. There is one wood frame house that is currently being remodeled.

RANCH IMPROVEMENTS

There are 2 workshops, one is 30 ft. x 110 ft. and the other is 50 ft. x 140 ft. The larger building is recently built, fully lighted and insulated with central air. It includes an office and a covered back porch with awesome Hill Country views. This multi-purpose building would adapt to a myriad of uses. The second workshop is also fully insulated with central air and includes an office, 1/1 apartment and is currently used as the Wimberley Chair Company's production headquarters. Other improvements include a mechanic shop with concrete floors and overhead door, open air equipment barn, green house, concrete fire pit patio, goat barn with working pens, 2 deer blinds, 3 deer feeders, and miles of new net wire fencing and cross fencing.





WATER

This ranch is very well watered with 3 water wells. The 30,000 gallon rainwater catchment system is used for the garden and greenhouse. There are 2 creek drainages and the northern creek has a concrete dam which will back up and hold water during wet times. There is also a natural pool on the north creek which will hold water during wet times. Additionally, a huge bonus is the Canyon Lake boat ramp is only 10± miles away, offering all the water activities one would want.

WILDLIFE

Being one of the largest tracts in the area this ranch is loaded with native wildlife. Native game species include whitetail deer, turkey, dove, wild hogs, varmints and much more.





TERRAIN-VEGETATION

This ranch has an abundance of large Live Oak trees and there are scattered Spanish Oaks, Cedar Elms and some Cedar trees are on the property as well. The creek bottoms are lined with a few Pecan and Black Walnut trees. The ranch terrain varies from flat land up by the main house descending down to the north creek providing those long distance Hill Country views. There appears to be about 100± feet of elevation change from 1,050± down to 950±feet ASL.

TAXES

Ag Exempt.





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71± ACRES HAYS COUNTY RANCH ROAD 12, WIMBERLEY, TEXAS

Frontage and entrances on RR 12 a few minutes south of Wimberley, 10± miles northwest of San Marcos and Texas State University, 20+/- miles south of Dripping Springs and 40± miles south of Austin.

BROKERS NOTE: The sellers own and operate the Wimberley Chair Company from this property and are willing to sell the company and the equipment with the property with the right offer. Please contact the Broker for details.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

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